

FEE \$	10'
TCP \$	0
SIF \$	292'

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 7459



Your Bridge to a Better Community

BLDG ADDRESS 676 Windster SQ. FT. OF PROPOSED BLDGS/ADDITION 1576
TAX SCHEDULE NO. 2943-062-00-040 SQ. FT. OF EXISTING BLDGS —
SUBDIVISION Northster-II TOTAL SQ. FT. OF EXISTING & PROPOSED 1576
FILING 1 BLK 2 LOT 4 NO. OF DWELLING UNITS:
Before: — After: 1 this Construction
(1) OWNER Peak Construction Spec. NO. OF BUILDINGS ON PARCEL
Before: — After: 1 this Construction
(1) ADDRESS 2347 S. Rind USE OF EXISTING BUILDINGS —
(1) TELEPHONE 255-8010 DESCRIPTION OF WORK & INTENDED USE Single Family
(2) APPLICANT Milo Johnson TYPE OF HOME PROPOSED:
(2) ADDRESS 2347 S. Rind Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 255-8090 Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures _____
SETBACKS: Front 23' from property line (PL) Permanent Foundation Required: YES NO _____
or 45' from center of ROW, whichever is greater
Side 5' from PL, Rear 25' from PL Parking Req'mt 2
Special Conditions _____
Maximum Height 32' CENSUS 10 TRAFFIC 22 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4/1/00
Department Approval Donnie Edwards Date 4/3/00

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>13068</u>
Utility Accounting	<u>Dotie Kover</u>	Date	<u>5-2-00</u>

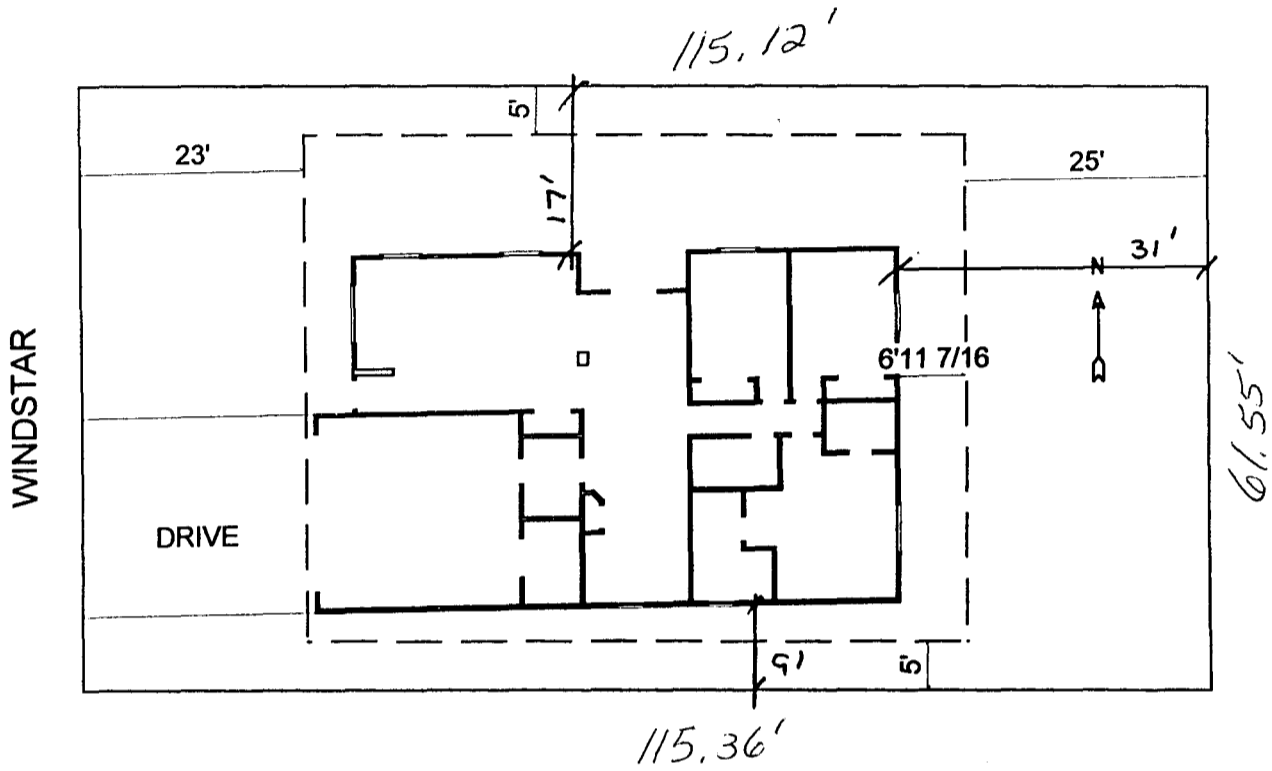
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

676 ~~Windstar~~ Windstar

1" = 20'

ACCEPTED 4/15/00 5/2/00
ANY CHANGE OF SETBACKS MUST
APPROVE WITH THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



lot dimensions?

DRIVE OK
Erod
4/3/00